

IDAS form 1—Application details

(Sustainable Planning Act 2009 version 3.0 effective 1 July 2013)

This form must be used for **ALL** development applications.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete this form (*IDAS form 1—Application details*)
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* (SPA) or the Sustainable Planning Regulation 2009.

This form and any other IDAS form relevant to your application must be used for development applications relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994* and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

PLEASE NOTE: This form is not required to accompany requests for compliance assessment.

This form can also be completed online using MyDAS at www.dsdip.qld.gov.au/MyDAS

Mandatory requirements

Applicant details (Note: the applicant is the person responsible for making the application and need not be the owner of the land. The applicant is responsible for ensuring the information provided on all IDAS application forms is correct. Any development permit or preliminary approval that may be issued as a consequence of this application will be issued to the applicant.)

Name/s (individual or company name in full)	Brad Fisher and Clare Pelham			
For companies, contact name	C/- Planz Town Planning - Nikki Huddy			
Postal address	17 Atherton St			
	Suburb	Whitfield		
	State	QLD	Postcode	4870
	Country			
Contact phone number	0447 323384			
Mobile number (non-mandatory requirement)				
Fax number (non-mandatory requirement)				

Email address (non-mandatory requirement)

plan@planztp.com

@

Applicant's reference number (non-mandatory requirement)

1. What is the nature of the development proposed and what type of approval is being sought?

Table A—Aspect 1 of the application (If there are additional aspects to the application please list in Table B—Aspect 2.)

- a) What is the nature of the development? (Please only tick one box.)
- ☒ Material change of use ☐ Reconfiguring a lot ☐ Building work ☐ Operational work
- b) What is the approval type? (Please only tick one box.)
- ☐ Preliminary approval under s241 of SPA ☐ Preliminary approval under s241 and s242 of SPA ☒ Development permit
- c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)
- house
- d) What is the level of assessment? (Please only tick one box.)
- ☐ Impact assessment ☒ Code assessment

Table B—Aspect 2 of the application (If there are additional aspects to the application please list in Table C—Additional aspects of the application.)

- a) What is the nature of development? (Please only tick one box.)
- ☐ Material change of use ☐ Reconfiguring a lot ☐ Building work ☐ Operational work
- b) What is the approval type? (Please only tick one box.)
- ☐ Preliminary approval under s241 of SPA ☐ Preliminary approval under s241 and s242 of SPA ☐ Development permit
- c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)
-
- d) What is the level of assessment?
- ☐ Impact assessment ☐ Code assessment

Table C—Additional aspects of the application (If there are additional aspects to the application please list in a separate table on an extra page and attach to this form.)

- ☐ Refer attached schedule ☒ Not required

2. Location of the premises (Complete Table D and/or Table E as applicable. Identify each lot in a separate row.)

Table D—Street address and lot on plan for the premises or street address and lot on plan for the land adjoining or adjacent to the premises (Note: this table is to be used for applications involving taking or interfering with water). (Attach a separate schedule if there is insufficient space in this table.)

- ☐ Street address **and** lot on plan (All lots must be listed.)
- ☐ Street address **and** lot on plan for the land adjoining or adjacent to the premises (Appropriate for development in water but adjoining or adjacent to land, e.g. jetty, pontoon. All lots must be listed.)

Street address					Lot on plan description		Local government area (e.g. Logan, Cairns)
Lot	Unit no.	Street no.	Street name and official suburb/ locality name	Post-code	Lot no.	Plan type and plan no.	
i)			Zena Close, Cape Tribulation		12	RP738897	Douglas
ii)							
iii)							

Planning scheme details (If the premises involves multiple zones, clearly identify the relevant zone/s for each lot in a separate row in the below table. Non-mandatory)

Lot	Applicable zone / precinct	Applicable local plan / precinct	Applicable overlay/s
i)	Conservation Planning Area	the Rainforest Residential Precinct of	Nil
ii)	Settlement Areas North of the Dainton		
iii)			

Table E—Premises coordinates (Appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay.) (Attach a separate schedule if there is insufficient space in this table.)

Coordinates (Note: place each set of coordinates in a separate row)				Zone reference	Datum	Local government area (if applicable)
Easting	Northing	Latitude	Longitude			
					<input type="checkbox"/> GDA94 <input type="checkbox"/> WGS84 <input type="checkbox"/> other	

3. Total area of the premises on which the development is proposed (indicate square metres)

5,041m²

4. Current use/s of the premises (e.g. vacant land, house, apartment building, cane farm etc.)

vacant

5. Are there any current approvals (e.g. a preliminary approval) associated with this application? (Non-mandatory requirement)

☒ No ☐ Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)

6. Is owner's consent required for this application? (Refer to notes at the end of this form for more information.)

☐ No
☒ Yes—complete either Table F, Table G or Table H as applicable

Table F

Name of owner/s of the land	
I/We, the above-mentioned owner/s of the land, consent to the making of this application.	
Signature of owner/s of the land	
Date	

Table G

Name of owner/s of the land	Brad Fisher and Clare Pelham
<input checked="" type="checkbox"/> The owner's written consent is attached or will be provided separately to the assessment manager.	

Table H

Name of owner/s of the land	
<input type="checkbox"/> By making this application, I, the applicant, declare that the owner has given written consent to the making of the application.	

7. Identify if any of the following apply to the premises (Tick applicable box/es.)

- ☐ Adjacent to a water body, watercourse or aquifer (e.g. creek, river, lake, canal)—complete Table I
- ☐ On strategic port land under the *Transport Infrastructure Act 1994*—complete Table J
- ☐ In a tidal water area—complete Table K
- ☐ On Brisbane core port land under the *Transport Infrastructure Act 1994* (No table requires completion.)
- ☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008* (no table requires completion)

Table I

Name of water body, watercourse or aquifer

Table J

Lot on plan description for strategic port land	Port authority for the lot

Table K	
Name of local government for the tidal area (if applicable)	Port authority for the tidal area (if applicable)

8. Are there any existing easements on the premises? (e.g. for vehicular access, electricity, overland flow, water etc)

☐ No ☐ Yes—ensure the type, location and dimension of each easement is included in the plans submitted

9. Does the proposal include new building work or operational work on the premises? (Including any services)

☐ No ☐ Yes—ensure the nature, location and dimension of proposed works are included in plans submitted

10. Is the payment of a portable long service leave levy applicable to this application? (Refer to notes at the end of this form for more information.)

☐ No—go to question 12 ☐ Yes

11. Has the portable long service leave levy been paid? (Refer to notes at the end of this form for more information.)

☐ No
☐ Yes—complete Table L and submit with this application the yellow local government/private certifier's copy of the receipted QLeave form

Table L		
Amount paid	Date paid (dd/mm/yy)	QLeave project number (6 digit number starting with A, B, E, L or P)

12. Has the local government agreed to apply a superseded planning scheme to this application under section 96 of the *Sustainable Planning Act 2009*?

☒ No
☐ Yes—please provide details below

Name of local government	Date of written notice given by local government (dd/mm/yy)	Reference number of written notice given by local government (if applicable)

13. List below all of the forms and supporting information that accompany this application (Include all IDAS forms, checklists, mandatory supporting information etc. that will be submitted as part of this application. Note: this question does not apply for applications made online using MyDAS)

Description of attachment or title of attachment	Method of lodgement to assessment manager
IDAS Form - MCU	mail
Owner's consent	mail
Planning Report	mail
Appendix - Plan, Onsite Effluent disposal report, Geotech report, Vegetation assessment	mail
Disc with all information in electronic format	mail

14. Applicant's declaration

☒ By making this application, I declare that all information in this application is true and correct (Note: it is unlawful to provide false or misleading information)

Notes for completing this form

- Section 261 of the *Sustainable Planning Act 2009* prescribes when an application is a properly-made application. Note, the assessment manager has discretion to accept an application as properly made despite any non-compliance with the requirement to provide mandatory supporting information under section 260(1)(c) of the *Sustainable Planning Act 2009*

Applicant details

- Where the applicant is not a natural person, ensure the applicant entity is a real legal entity.

Question 1

- Schedule 3 of the Sustainable Planning Regulation 2009 identifies assessable development and the type of assessment. Where schedule 3 identifies assessable development as "various aspects of development" the applicant must identify each aspect of the development on Tables A, B and C respectively and as required.

Question 6

- Section 263 of the *Sustainable Planning Act 2009* sets out when the consent of the owner of the land is required for an application. Section 260(1)(e) of the *Sustainable Planning Act 2009* provides that if the owner's consent is required under section 263, then an application must contain, or be accompanied by, the written consent of the owner, or include a declaration by the applicant that the owner has given written consent to the making of the application. If a development application relates to a state resource, the application is not required to be supported by evidence of an allocation or entitlement to a state resource. However, where the state is the owner of the subject land, the written consent of the state, as landowner, may be required. Allocation or entitlement to the state resource is a separate process and will need to be obtained before development commences.

Question 11

- The *Building and Construction Industry (Portable Long Service Leave) Act 1991* prescribes when the portable long service leave levy is payable.
- The portable long service leave levy amount and other prescribed percentages and rates for calculating the levy are prescribed in the Building and Construction Industry (Portable Long Service Leave) Regulation 2002.

Question 12

- The portable long service leave levy need not be paid when the application is made, but the *Building and Construction Industry (Portable Long Service Leave) Act 1991* requires the levy to be paid before a development permit is issued.
- Building and construction industry notification and payment forms are available from any Queensland post office or agency, on request from QLeave, or can be completed on the QLeave website at www.qleave.qld.gov.au. For further information contact QLeave on 1800 803 481 or visit www.qleave.qld.gov.au.

Privacy—The information collected in this form will be used by the Department of State Development, Infrastructure and Planning (DSDIP), assessment manager, referral agency and/or building certifier in accordance with the processing and assessment of your application. Your personal details should not be disclosed for a purpose outside of the IDAS process or the provisions about public access to planning and development information in the *Sustainable Planning Act 2009*, except where required by legislation (including the *Right to Information Act 2009*) or as required by Parliament. This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

OFFICE USE ONLY

Date received

Reference numbers

NOTIFICATION OF ENGAGEMENT OF A PRIVATE CERTIFIER

To

Council. I have been engaged as the private certifier for the building work referred to in this application

Date of engagement	Name	BSA Certification license number	Building classification/s

QLEAVE NOTIFICATION AND PAYMENT (For completion by assessment manager or private certifier if applicable.)

Description of the work	QLeave project number	Amount paid (\$)	Date paid	Date receipted form sighted by assessment manager	Name of officer who sighted the form

The *Sustainable Planning Act 2009* is administered by the Department of State Development, Infrastructure and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agency.

IDAS form 5—Material change of use assessable against a planning scheme

(Sustainable Planning Act 2009 version 3.0 effective 1 July 2013)

This form must be used for development applications for a material change of use assessable against a planning scheme.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete *IDAS form 1—Application details*
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the Sustainable Planning Act 2009 (SPA) or the Sustainable Planning Regulation 2009.

This form must also be used for material change of use on strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994* and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008* that requires assessment against the land use plan for that land. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

This form can also be completed online using MyDAS at www.dsdip.qld.gov.au/MyDAS

Mandatory requirements

- 1. Describe the proposed use.** (Note: this is to provide additional detail to the information provided in question 1 of *IDAS form 1—Application details*. Attach a separate schedule if there is insufficient space in this table.)

General explanation of the proposed use	Planning scheme definition (include each definition in a new row) (non-mandatory)	No. of dwelling units (if applicable) or gross floor area (if applicable)	Days and hours of operation (if applicable)	No. of employees (if applicable)
House	House	1		

- 2. Are there any current approvals associated with the proposed material change of use?** (e.g. a preliminary approval.)

☐ No ☒ Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)

3. Does the proposed use involve the following? (Tick all applicable boxes.)

The reuse of existing buildings on the premises	<input type="checkbox"/>	No	<input type="checkbox"/>	Yes
New building work on the premises	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Yes
The reuse of existing operational work on the premises	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Yes
New operational work on the premises	<input type="checkbox"/>	No	<input type="checkbox"/>	Yes

Mandatory supporting information

4. Confirm that the following mandatory supporting information accompanies this application

Mandatory supporting information	Confirmation of lodgement	Method of lodgement
All applications		
<p>A site plan drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which shows the following:</p> <ul style="list-style-type: none"> the location and site area of the land to which the application relates (<i>relevant land</i>) the north point the boundaries of the relevant land any road frontages of the relevant land, including the name of the road the location and use of any existing or proposed buildings or structures on the relevant land (note: where extensive demolition or new buildings are proposed, two separate plans [an existing site plan and proposed site plan] may be appropriate) any existing or proposed easements on the relevant land and their function the location and use of buildings on land adjoining the relevant land all vehicle access points and any existing or proposed car parking areas on the relevant land. Car parking spaces for persons with disabilities and any service vehicle access and parking should be clearly marked for any new building on the relevant land, the location of refuse storage the location of any proposed retaining walls on the relevant land and their height the location of any proposed landscaping on the relevant land the location of any stormwater detention on the relevant land. 	<input checked="" type="checkbox"/> Confirmed	Mail
A statement about how the proposed development addresses the local government's planning scheme and any other planning instruments or documents relevant to the application.	<input checked="" type="checkbox"/> Confirmed	Mail
A statement about the intensity and scale of the proposed use (e.g. number of visitors, number of seats, capacity of storage area etc.).	<input checked="" type="checkbox"/> Confirmed	Mail
<p>Information that states:</p> <ul style="list-style-type: none"> the existing or proposed floor area, site cover, maximum number of storeys and maximum height above natural ground level for existing or new buildings (e.g. information regarding existing buildings but not being reused) the existing or proposed number of on-site car parking bays, type of vehicle cross-over (for non-residential uses) and vehicular servicing arrangement (for non-residential uses). 	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	Mail

A statement addressing the relevant part(s) of the State Development Assessment Provisions (SDAP).	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
When the application involves the reuse of existing buildings		
Plans showing the size, location, existing floor area, existing site cover, existing maximum number of storeys and existing maximum height above natural ground level of the buildings to be reused.	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
When the application involves new building work (including extensions)		
Floor plans drawn to an appropriate scale (1:50, 1:100 or 1:200 are recommended scales) which show the following: <ul style="list-style-type: none"> the north point the intended use of each area on the floor plan (for commercial, industrial or mixed use developments only) the room layout (for residential development only) with all rooms clearly labelled the existing and the proposed built form (for extensions only) the gross floor area of each proposed floor area. 	<input checked="" type="checkbox"/> Confirmed	Mail
Elevations drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which show plans of all building elevations and facades, clearly labelled to identify orientation (e.g. north elevation)	<input checked="" type="checkbox"/> Confirmed	Mail
Plans showing the size, location, proposed site cover, proposed maximum number of storeys, and proposed maximum height above natural ground level of the proposed new building work.	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	Mail
When the application involves reuse of other existing work		
Plans showing the nature, location, number of on-site car parking bays, existing area of landscaping, existing type of vehicular cross-over (non-residential uses), and existing type of vehicular servicing arrangement (non-residential uses) of the work to be reused.	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	Mail
When the application involves new operational work		
Plans showing the nature, location, number of new on-site car parking bays, proposed area of new landscaping, proposed type of new vehicle cross-over (non-residential uses), proposed maximum new vehicular servicing arrangement (non-residential uses) of the proposed new operational work.	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	

Privacy—Please refer to your assessment manager, referral agency and/or building certifier for further details on the use of information recorded in this form.

OFFICE USE ONLY

Date received

Reference numbers

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Department of State Development, Infrastructure and Planning

PO Box 15009 City East Qld 4002

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www.dsdip.qld.gov.au

IDAS form 5—Material change of use assessable
against a planning scheme
Version 3.0—1 July 2013

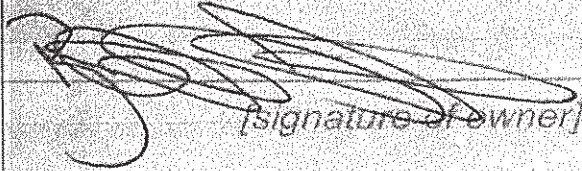
I / we, **Brad Fisher and Clare Pelham** as owners of premises identified as **Lot 12 RP738897 Zena Close, Cape Tribulation**, consent to the making of a development application under the *Sustainable Planning Act 2009* by **Planz Town Planning** for the purposes of a **Material Change of Use** for the purpose of a house.

Clare Pelham

[signature of owner]

27/12/13

[date]



[signature of owner]

27/12/13

[date]

8 January 2014

Manager Planning Services
Douglas Shire Council
PO Box 723
Mossman QLD 4873

Dear Donna

**Development Application
Material Change of Use (Code) House
Lot 12 RP738897 Zena Close, Cape Tribulation**

I am pleased to provide the following in relation to the above described Material Change of Use:

- 1 unbound copy of the Town Planning Report addressing the relevant codes
- 1 unbound copy of the IDAS forms
- 1 unbound copy of the Proposal Plans
- 1 disc copy of all material

A cheque for the Development Application fee of \$277.00.

The attached report demonstrates that the proposed office:

- a. complies with the relevant codes
- b. does not adversely affect the character or amenity of the area
- c. can be effectively serviced by appropriate infrastructure.

If I can provide any further advice or information, please contact me via email or on 0447 323 384.

Yours faithfully

Nikki Huddy
Director

Application for a Development Permit Material Change of Use *House* (Code Assessable)

**Lot 12 RP738897
Zena Close, Cape
Tribulation**

**Prepared for Brad Fisher and
Clare Pelham**

8 January 2014



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1.0 PROPOSED USE

1.1 Proposed Development

The application is made to permit a house to be built on Lot 12 RP738897 Zena Close, Cape Tribulation. The is 5,041m² site vacant and located in the Conservation Zone and the Rainforest Residential Precinct of the Northern Management Area and the use of a house is Code Assessable. The Planning Scheme defines a *house* as:

The use of premises comprising one Dwelling Unit, located on one lot for the exclusive residential use of one Household. The use includes:

- *Outbuildings/structures incidental to and necessarily associated with the residential use;*
- *the care of children in accordance with the Child Care (Family Day Care) Regulation 1991;*
- *accommodation for a member or members of the extended family of the Household occupying the House and for personal staff; and*
- *a display house which displays to the general public the type of construction or design offered by a builder/developer, for a maximum period of twelve months and which then converts to a House for the exclusive use of one Household.*

1.2 Site Description

Zena Close is a cul-de-sac and the 5,041m² lot is oriented north-south and has a gradient of 1 in 4 approx. over the entire site, however the front 130m has a gradient of 1 in 10 (**Figure 1**).

The site has a 38.7m frontage to Zena Close. The eastern boundary is 354m and the western boundary is 416m.

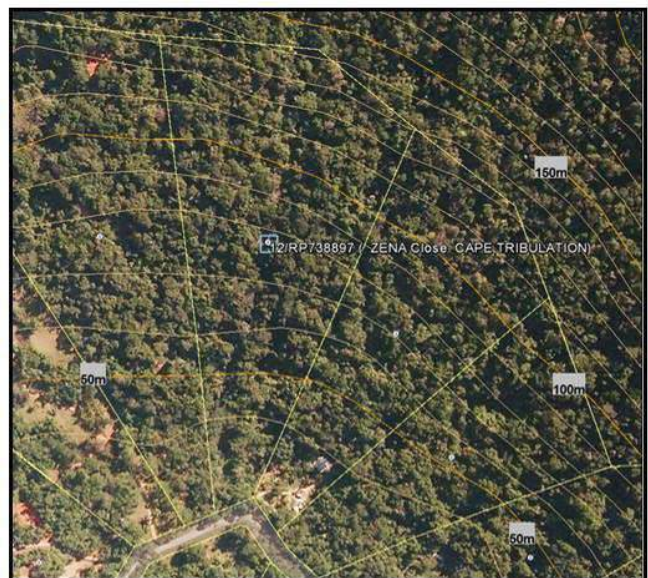


Figure 1: Subject Site

Cut and fill earthworks were undertaken approx. 5 years ago by a previous owner to create a level building pad on the western boundary and there is a seasonal gully on the eastern boundary (see drawing in **Appendix 3** geotechnical report).

2.0 PROPOSAL

The proposed dwelling is a relocated cabin from the Coconut Beach Rainforest Resort. The 35m² approx. dwelling is open planned with the bedroom / living and kitchen all opening out onto a large (66m²) verandah (**Figure 2 and Appendix 2**).

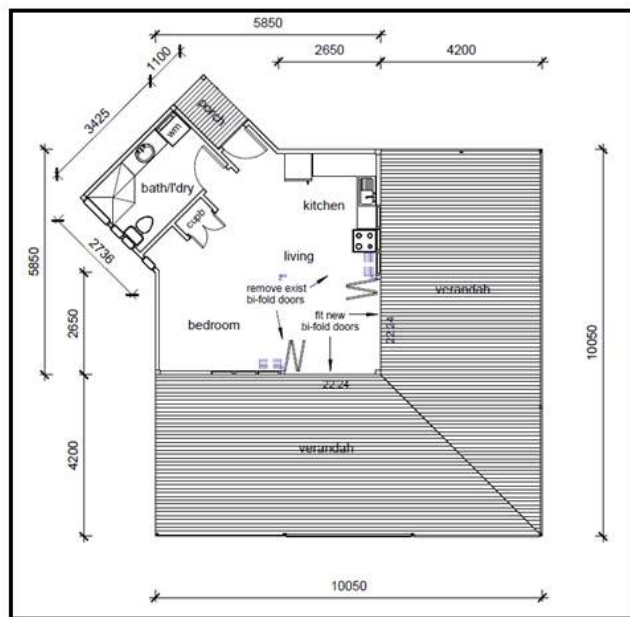


Figure 2: House Floor Plan



Figure 2a & 2b: Photos of the interior and exterior house

2.1 Setbacks

The proposed dwelling will be built on the western boundary approximately 85m from the road frontage. The dwelling is proposed to be setback 3.5m from the side boundary and it is acknowledged that this is less than the 10m specified in Acceptable Solution A3.1 of the Conservation Planning Area Code, however the proposal satisfies the Performance Criteria:

P3 Buildings/structures are Setback from the boundaries of the Site so they are screened from view from the boundaries of adjoining properties and adjoining Roads and so that the Scenic Amenity values of the area are not adversely affected.

The house pad was established over 5 years ago by the previous owner. The house pad has a batter approx. 600mm from the western boundary, with the pad itself starting approximately 1.2m from the boundary (**Figure 3 and Appendix 2**). Building on this house pad is the most obvious and practical location to locate the house as it allows for the maximum footings in the previously disturbed and compacted soil. In direct response to P3:

- The house will be setback 85m from the road frontage and not visible from Zena Close or the northern and eastern boundaries.
- While the house will be just 3.5m from the eastern boundary it will be screened from view by the vegetation on the boundary (**Figure 4**)
- The Scenic Amenity values of the area will not be adversely affected.

Furthermore, the 3m setback:

- Results in the balcony overhanging the edge of the pad, rather than the entire house – reducing further disturbance to the site.
- Allows for the house to be built without the removal of any trees. A report from Bob Jago is included as **Appendix 5**.
- Maximises the separation distance from seasonal gully on the eastern boundary, optimising onsite effluent disposal.
- Is unlikely to affect the future house on the neighbouring, vacant Lot 13. The house pad for Lot 13 is further up the block and the access track to the house pad is in place. The location of the access on Lot 13 makes it highly unlikely that the owners would build between the access and the boundary. Should the owners of Lot 13 wish to build lower down, the logical place would be on the western side of the existing access track as it is wider than the area adjacent to Lot 12.

The proposed house is modest and of suitable colours for the rainforest. The former cabins of the Coconut Beach Rainforest Resort were located close together but with minimal visual or amenity impact on adjacent cabins.

Council is requested to permit the setback of 3.5m in accordance with the Performance Criteria 3.

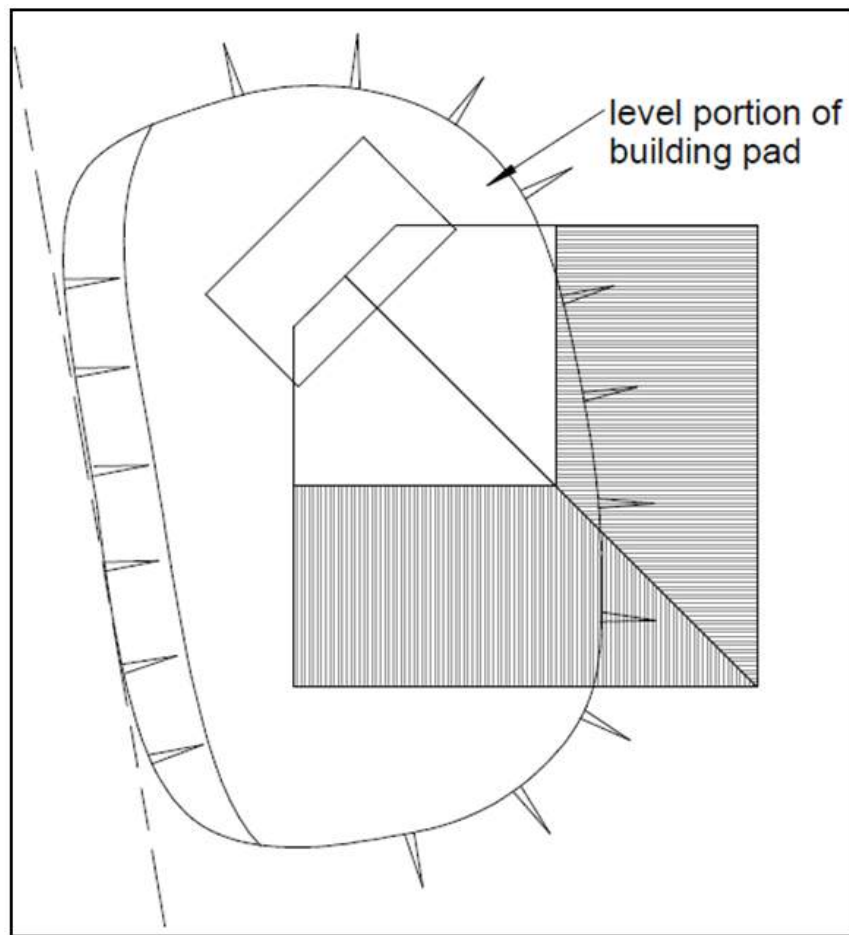


Figure 3: Location of the existing House Pad and proposed House



Figure 4: House Pad looking west.

2.3 Water Supply

Water supply will be by rainwater tanks, with water harvested from the roof. A 25000ltr tank will be located north of the house on the pad 3.5m from the boundary.

2.4 Effluent Disposal

An onsite effluent disposal report is provided at **Appendix 3**. The report recommends a greywater septic system in conjunction with a composting toilet (Clivis Multrum). The effluent disposal system does not need electricity and can be managed with tank water.

2.5 Site Stability

The house can be located on site without the need for further earthworks. A geotechnical report is provided at **Appendix 4**. The report finds that the site is stable for normal operating conditions and provides construction recommendations for short term 'extreme conditions'.

2.4 Electricity

The applicants currently operate a 12 volt electricity system consisting of 4 x 130 watt solar panels which charge a 240 amp gel battery. In turn the appliances and lighting proposed for the dwelling are also energy conserving.

2.6 Access

The access is constructed to a gravel standard (**Figure 5**).

2.7 Telecommunications

A Telstra Cable is located at the front of the property and the NBN supply satellite (**Figure 5**).



Figure 5: Access

3.0 PLANNING ASSESSMENT

3.1 Douglas Shire Planning Scheme

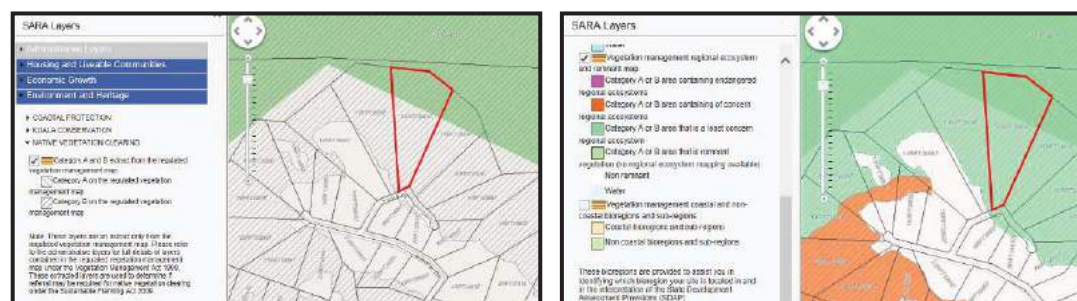
The application is made over land included in the Conservation Planning Area. The proposed use of *House* is Code Assessable in this Planning Area .

The following Codes are applicable to the proposal. This Section contains a brief discussion on the main planning elements. A detailed assessment is provided in **Appendix 1** below.

Planning Scheme Code	Proposal complies	Comment
Settlement Areas North of the Daintree River Locality Code	Yes	This code primarily relates to new development. The proposal complies
Conservation Planning Area Code	Yes	The development complies.
House Code	Yes	
Acid Sulfate Soil Code	No	The site is not affected by this overlay.
Natural Hazards Code	No	The site is not affected by this overlay.
Filling and Excavation Code	No	
Landscaping Code	Yes	The proposal complies with this code.
Vehicle Parking and Access Code	Yes	The proposal complies with these provisions.

3.2 State Agency Triggers

The site is mapped as having Category B Vegetation and further defined as of least concern regional ecosystem.



However the application for material change of use is not triggered under Schedule 7, Table 3, Item 10 of the *Sustainable Planning Act Regulations*, as the site is not 5ha or larger. The application do not trigger assessment against the State development assessment provisions (SDAP).

APPENDIX 1: ASSESSMENT AGAINST PLANNING SCHEME CODES

Assessment Against the Douglas Shire Planning Scheme

The proposed use is Assessable Development against Douglas Shire Planning Scheme Codes. In considering the proposal against the Codes, there are performance criteria and acceptable measures which are to be considered. It is of note that the Planning Scheme and the Sustainable Planning Act provide that:

- Assessable development must demonstrate that the performance criteria can be achieved.
- The acceptable measures that are nominated in the codes are just one means by which it may be demonstrated that the desired outcomes and performance criteria may be achieved.

The proposal well and truly satisfies the performance criteria of the Codes and is also capable of meeting the relevant acceptable measures, as discussed in detail below.

1 Settlement Areas North of the Daintree River Locality Code

The purpose of this Code is, to facilitate the achievement of the following for the Locality:

- protect the values of the WTWHA by ensuring that adjacent settlement areas are limited in extent and have a character and identity which are complementary to those values;
- ensure that all development remains low key and sustainable and within the development limits imposed by the Daintree River ferry crossing and the vehicular capacity of the Alexandra Range crossing and the local Road network;
- provide adequate services and facilities for settlement areas and an appropriate level of economic opportunity for local residents;
- ensure that all development is designed and operated to achieve an environmentally sustainable outcome by taking into account the specific values of the area and/or Management Area and Precinct in which it is located and the site's constraints and opportunities;
- ensure that all development is sensitive and sympathetic to its remote location in an area of unique Biodiversity and Scenic Amenity value; and
- ensure the natural forested landscape character of the locality is protected and enhanced.

Comment:

The proposal complies with the intent and purpose of the code, in particular the proposed house is:

- low key and sustainable
- adequately serviced to a level that is appropriate for the economic opportunity for local residents
- designed and will be operated to achieve environmentally sustainable outcomes by taking into account the specific values of the area and Management Area and Precinct
- is sensitive and sympathetic to its remote location in an area of unique Biodiversity and Scenic Amenity value

The site is in the *Rainforest Residential Precinct* of the *Northern Management Area* for this code.

Elements of the Code

Performance Criteria	Acceptable Solutions	Comment
General Requirements – All Development in this Locality		
The Height of Buildings and structures is subservient to the surrounding environment and is in keeping with the unique character of the Locality.	A1.1 In the Planning Areas in this Locality the maximum Height of Buildings / structures is 6.5 metres and 2 Storeys. In addition, the roof or any ancillary roof features do not exceed a maximum Height of 3.5m.	Complies The house is single storey – 2.4m in height, and the house will be slightly raised above the building pad. The house has a high roof pitch, however the entire building is less than 5.5m at the highest point. The verandah which hangs over the building pad, is also less than 4m at the highest point.
Development is connected to sustainable on Site infrastructure services.	<p>A2.1 Water storage is provided in tank/s with a minimum capacity to service the proposed use, including fire fighting capacity, and Access to the tank/s for fire trucks. Tank/s to be fitted with a 50 mm ball valve with a camlock fitting and installed and connected prior to occupation and sited so as to be visually unobtrusive.</p> <p>Water storage tanks are to be fitted with screening at the inlet to prevent the intrusion of leaves and insects.</p> <p>A2.2 On any roof exceeding 100m², gutters are installed and the flow diverted to a storage tank.</p> <p>A2.3 An environmentally acceptable and energy efficient power supply is constructed, installed and connected prior to occupation and sited so as</p>	<p>Will be complied with</p> <p>Complies The rainwater tank is a storage tank. It is also noted that the roof area is just 101m².</p> <p>Will be complied with</p>

Performance Criteria	Acceptable Solutions	Comment
	<p>to be screened from the road.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>	
Onsite wastewater does not adversely impact on the environmental quality of the water and soil resources or the amenity of residents, through the implementation of best environmental practice.	A3.1 No Acceptable Solution.	Complies Refer to discussion in Section 2.4 of this report.
The sustainability of the natural water resources of the area is protected for ecological and domestic consumption purposes.	<p>A4.1 If groundwater is to be used development is limited to one bore per site and the bore is:</p> <ul style="list-style-type: none"> • not located within 100 metres of a septic disposal trench (on the Site or adjoining Sites); and • not located within 100 metres of another bore. <p>A4.2 Surface water is to be used for domestic purposes only.</p>	<p>Not applicable</p> <p>Not applicable</p>
Development does not adversely on areas of sensitive natural vegetation, foreshore areas, Watercourses and areas of tidal inundation which contribute to the Scenic Amenity and the natural values of the Locality.	A5.1 No Acceptable Solution.	<p>Complies</p> <p>Refer discussion in Section 2.1 of this report. Building on the house pad is the most obvious and practical location to locate the house as it allows for the maximum footings in the previously disturbed and compacted soil</p> <ul style="list-style-type: none"> • The development Allows for the house to be built without the removal of any trees. A report from Bob Jago is included as Appendix 5. • Maximises the separation distance from seasonal gully on the eastern boundary, optimising onsite effluent disposal.

Performance Criteria	Acceptable Solutions	Comment
Development is subservient to the surrounding natural environment in scale and intensity and is designed to be energy efficient and functional in a humid tropical rainforest environment.	<p>A6.1 The exterior finishes and colours of Buildings are non-reflective and complement the colours of the surrounding vegetation and viewshed.</p> <p>A6.2 Buildings must be designed such that natural light is maximized and the need for internal lighting during daylight hours is minimized.</p> <p>A6.3 The development incorporates building design features and architectural elements detailed in Planning Scheme Policy No 2 – Building Design and Architectural Elements.</p> <p>A6.4 The noise of generators is controlled by design or the generator is enclosed in a sound insulated building with a residential approved muffler. The noise level generated is less than 65 dBA when measured from a distance of 7 metres.</p> <p>A6.5 Any fuel storage associated with an on site generator and storage of 20 Litres or more of fuel is enclosed in a building and banded.</p>	<p>Complies The house is being relocated from Coconut Beach Rainforest Resort. The building colours are already established – a range of browns.</p> <p>Complies The house is being relocated from Coconut Beach Rainforest Resort. The building has been designed as open plan with a high roof allowing natural light.</p> <p>Complies The house is being relocated from Coconut Beach Rainforest Resort. The building has been architecturally designed as open plan with a high roof.</p> <p>Complies The house is being serviced by solar panels. Refer discussion in Section 2.4 of this report. In the event that a generator is used, this provision will be complied with.</p> <p>Will be complied with</p>
Landscaping of development Sites ensures the native landscape character of the Locality is dominant.	<p>A7.1 Landscaping utilises only native species and complies with the requirements of Planning Scheme Policy No 7 – Landscaping.</p> <p>AND</p> <p>All of the existing Landscaping to be retained and all of the proposed Landscaping is 100% endemic or native species</p>	<p>Will be complied with As no clearing is required, and the site is heavily landscaped, this is not applicable at this time, but will be complied with as required.</p> <p>Complies / Not applicable to this scale of development No landscape plan is proposed. No change to the onsite landscaping is proposed.</p>

Performance Criteria	Acceptable Solutions	Comment
	and the details are provided on a Landscape Plan.	
Site Access driveways and Roads within the Locality are retained as safe, slow speed, scenic drives.	<p>A8.1 Site Access driveways and existing or proposed Roads comply with the relevant requirements of Planning Scheme Policy No 6 – FNQROC Development Manual and are maintained as low speed gravel Roads to maintain the scenic drive experience and to discourage the use of Roads by through-traffic.</p> <p>AND</p> <p>Where existing Roads / tracks are 4 wheel drive only, upgrading to facilitate conventional vehicles and an increase in through-traffic does not occur.</p>	<p>Complies</p> <p>The 2.7m wide grave driveway exists. It has been well maintained over a period of several years. No further work is required.</p> <p>Not applicable</p>
The onsite impacts on natural flow regimes and erosion and sedimentation are minimised.	<p>A9.1 Excavation and Fill is kept to a minimum and involves not more than 5% of the cleared area of the lot.</p> <p>A9.2 All exposed surfaces must incorporate erosion and sediment controls during construction and must be maintained until revegetation or other permanent stabilization has occurred.</p> <p>A9.3 There is no disturbance to tree roots and trenching does not involve any damage to tree roots.</p> <p>A9.4 On Site drainage and stormwater management: P1 maintains natural flow regimes; P2 minimises impervious surfaces; P3 avoids concentration of flows, but where there is any form of</p>	<p>Complies</p> <p>Refer to discussion in Section 2.1 and Section 2.5 of this report.</p> <p>Will be complied with</p> <p>Will be complied with</p> <p>Will be complied with</p>

Performance Criteria	Acceptable Solutions	Comment
	concentration of flow, energy dissipation measures are installed at the outlet to avoid erosion (eg: rock rip rap, gravel beds, diffusers etc).	
The land use aspirations in any Indigenous Land Use Agreement (ILUA) are acknowledged and facilitated.	A10.1 Development is consistent with any ILUA relating to the land and the relevant provisions of the Planning Scheme.	Not applicable
General Requirements – House		
Development minimises the loss of vegetation and habitat connectivity on Site and is sited to protect the environmental values of the Site6.	<p>A11.1 The elements of development and Access to the site are included in a Designated Development Area (DDA).</p> <p>A11.2 Development is sited in an existing cleared area or in an area approved for Clearing under the Local Law – Vegetation Management but which is not cleared until a Building Permit is issued.</p> <p>A11.3 Any new Clearing is limited to a maximum area of 700m² and is sited clear of the High Bank of any Watercourse. (The 700m² area of new Clearing does not include an access driveway).</p>	<p>Complies The applicants are well aware of this requirement and want to make minimal impact and will not clear any more than has been cleared.</p> <p>Complies Refer Appendix 5.</p> <p>Complies / Not applicable No clearing is required.</p>
All existing native vegetation on a House Site, other than that required and approved to be cleared to provide for the construction of a House and Access thereto, is protected to ensure the environmental integrity of the Locality.	A12.1 No Acceptable Solution.	Will be complied with
Wildlife movement, fauna habitat and habitat corridors are protected and domestic impacts minimised.	A13.1 Fences are limited in extent to the confines of the cleared area around the House and any associated gates are self closing.	Complies No fences or gates are proposed, however if they are included at a later date, this will be complied with.

Performance Criteria	Acceptable Solutions	Comment
	A13.2 External lighting is to be kept to the minimum necessary for orientation, safety and security. Flood lights must not point up and areas of retained vegetation should, in general, not be illuminated. Where appropriate, outdoor lights are controlled by movement detectors and/or have timers.	Will be complied with
House Sites have efficient and safe vehicle Access and manoeuvring areas on Site and to the Site to an acceptable standard for the Locality.	<p>A14.1 Vehicle Access is limited to one access per lot and sited in an approved location clear of significant vegetation, any Watercourse or steep slopes.</p> <p>A14.2 Vehicular Access, with a maximum width of 4 metres, follows the contours of the Site, avoids large tree specimens or significant vegetation and habitat corridors and is constructed and maintained to a minimum gravel standard of 75 mm of road base on a compacted soil surface.</p> <p>A14.3 Vehicular Access is constructed prior to the construction of the House.</p>	<p>Complies</p> <p>Complies</p> <p>Complies</p>
Provisions relating to <i>General Requirements – Tourist and Commercial/Community Development; Specific Provisions for the Settlement Area of Degarra / Bloomfield; Central Management Area – Upper Cooper Creek to McLean Creek; Eastern Management Area – Cow Bay; Specific Provisions for the Settlement Areas of Forest Creek and Cape Kimberley and Specific Provisions for the Settlement Area of Daintree Lowlands Northern Management Area – Cape Tribulation to Thornton Beach (Rainforest Conservation Precinct; Rainforest Tourism Precinct)</i> have not been included here as they are not relevant to this application.		
Specific Provisions for the Settlement Area of Daintree Lowlands Northern Management Area – Cape Tribulation to Thornton Beach Rainforest Residential Precinct		
Land included in the Rainforest Residential Precinct is only developed for a House and Bed and Breakfast Accommodation where it can be demonstrated that	<p>A24.1 Development in the Rainforest Residential Precinct is limited to one House per lot.</p> <p>A24.2 Establishment of Bed and</p>	<p>Complies</p> <p>Not applicable to this</p>

Performance Criteria	Acceptable Solutions	Comment
the scale of the Bed and Breakfast Accommodation can establish on the site and not detrimentally impact on the environmental or scenic values of the Site and the surrounding area.	Breakfast Accommodation only occurs on land in the Rainforest Residential Precinct on which a House has been approved and constructed. AND Is limited to existing cleared areas on the land confirmed by Council's Environmental Officer as a preferred location/s for development, in order to protect the integrity of existing vegetation on the site. EXCEPT THAT Bed and Breakfast can establish within an existing House where there is no existing cleared area to facilitate development in separate building/s.	application
	A24.3 Bed and Breakfast Accommodation only establishes in accordance with the following criteria: a) a maximum of 4 bedrooms (8 Bed Spaces) where a site has a minimum area of 4 hectares; b) a maximum of 3 bedrooms (6 Bed Spaces) where a site has a minimum area of 3 hectares; c) a maximum of 2 bedrooms (4 Bed Spaces) where a site has a minimum area of 2 hectares; and d) a maximum of 1 bedroom (2 Bed Spaces) where a site has a minimum area of 1 hectare.	Not applicable to this application

Performance Criteria	Acceptable Solutions	Comment
	<p>A24.4 Development on any site in the Rainforest Residential Precinct with frontage to the Esplanade is setback from the Esplanade 250 metres,</p> <p>EXCEPT THAT</p> <p>Lots 2 and 3 on RP 726706 have a minimum development setback from the Esplanade of 100 metres.</p> <p>UNLESS</p> <p>An existing clearing exists on site and is confirmed by Council's Environmental Officer as a preferred location for development, in order to protect the integrity of existing vegetation on the site.</p>	<p>Not applicable to this application</p>

2 Conservation Planning Area

The purpose of this Code is to facilitate the achievement of the following outcomes for the Conservation Planning Area:

- protect biological diversity, ecological integrity and Scenic Amenity;
- ensure that any recreational or other uses of areas within the Planning Area that are in the control of the Crown or the Council, such as Reserves, National Parks and the Wet Tropics World Heritage Area or areas adjacent to these areas, are consistent with the management plans of the controlling authority so that the conservation and scenic values of these areas are not adversely affected;
- ensure that any use of land in private ownership in the Planning Area does not affect the environmental, habitat, conservation or scenic values of that land or surrounding area; and
- ensure that any low intensity facilities based on an appreciation of the natural environment or nature based recreation only establish when there is a demonstrated need and provided they will have minimal impact on the environmental and Scenic Amenity values of the Site or the surrounding area.

Comment

The proposed development complies with the purpose and intent of the code particular the development ensures that any use of land in private ownership does not affect the environmental, habitat, conservation or scenic values of the land or surrounding area.

Elements of the Code

Performance Criteria	Acceptable Solution	Comment
<i>Consistent and Inconsistent Uses- General</i>		
P1 The establishment of uses is consistent with the outcomes sought for the Conservation Planning Area.	A1.1 Uses identified as inconsistent uses in the Assessment Tables are not established in the <ul style="list-style-type: none"> • Conservation Planning Area. OR <ul style="list-style-type: none"> • In the four Precincts 	Complies

Performance Criteria	Acceptable Solution	Comment
	included in the Conservation Planning Area in the Settlement Areas North of the Daintree River Locality	
Site Coverage		
The Site Coverage of all Buildings does not have an adverse effect on the conservation or Scenic Amenity values of the Site and Buildings are subservient to the natural environment.	<p>A2.1 Development is sited in an existing cleared area or in an area approved for Clearing under the Local Law – Vegetation Management but which is not cleared until a Building Permit is issued. Any Clearing is limited to a maximum area of 700m² and is sited clear of the High Bank of any Watercourse.</p> <p>(The 700m² area of new Clearing does not include an access driveway.)</p>	Complies
Building / Structure Setbacks		
Buildings/structures are Setback from the boundaries of the Site so they are screened from view from the boundaries of adjoining properties and adjoining Roads and so that the Scenic Amenity values of the area are not adversely affected.	<p>A3.1 Buildings are Setback not less than:</p> <ul style="list-style-type: none"> • a minimum of 40m from the Frontage of a State-Controlled Road; or • a minimum of 25m from Cape Tribulation Road Frontage; or • 20m from the Frontage to any other Road; and • 10m from the side and rear boundaries. 	<p>Complies with Performance Criteria</p> <p>Refer discussion in Section 2.1 of this report.</p>
Buildings/structures are Setback from Watercourses and other sensitive areas to ensure the environmental values of the area are not adversely affected.	A4.1 No Acceptable Solution	<p>Complies</p> <p>The seasonal gully is located on the eastern boundary of the site, and the dwelling is located as far as possible away from this location. Refer to Appendix 3 – onsite effluent disposal report and diagram below.</p>

Performance Criteria	Acceptable Solution	Comment
Residential Density		
Residential density of any development is very low to ensure that the conservation and Scenic Amenity values of the Site and the surrounding area are not adversely affected.	A5.1 No Acceptable Solution.	Complies Refer discussion in Section 2.1 of this report.
Landscaping		
Landscaping incorporates endemic/native vegetation, is informal in character and complementary to the existing natural environment, provides screening and enhances the visual appearance of the development.	<p>A6.1 For any development, the balance area of the Site not built upon must be landscaped/revegetated, predominantly with native vegetation and in accordance with the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping.</p> <p>A6.2 Landscaping must be informal in character.</p> <p>A6.3 At the time that a Site is developed for any purpose, the Road Frontage Setback areas are landscaped / revegetated so that 10 metres of the Setback area immediately adjacent to any Road Frontage, where the minimum total Setback required is 20 metres or greater, is landscaped with Dense Planting.</p>	<p>Not applicable The site contains significant natural vegetation that has not been disturbed. No change will be made to the balance of the site. No further landscaping is required.</p> <p>Not applicable As above</p> <p>Not applicable As above</p>

Performance Criteria	Acceptable Solution	Comment
Environmental Values – General		
Development does not adversely impact on the natural environment, natural vegetation or Watercourses	A7.1 No Acceptable Solution	Complies Refer to discussion in Section 2 of this report.
Development is complementary to the surrounding environment.	A8.1 Development harmonises with the surrounding environment, for example, through suspended, light weight construction on sloping Sites, which requires minimal excavation and fill.	Complies Refer to discussion in Section 2 of this report.
	A8.2 A Development is subservient to the natural landscape in scale and in the use of exterior colours and finishes.	Complies Refer to discussion in Section 2 of this report. The house is being relocated from Coconut Beach Rainforest Resort. The building colours are already established – a range of browns.
	A8.3 Any driveway or car park is constructed and maintained to: P1 minimise erosion, particularly in the wet season; and P2 minimise cut and fill; P3 follow the natural contours of the Site; and P4 minimise vegetation Clearing.	Complies The driveway and parking areas exist. No earthworks or vegetation clearing is required.
Sloping Sites		
Building/structures are designed and sited to be responsive to the constraints of sloping Sites.	A9.1 Building/structures are Erected on land with a maximum slope not exceeding 15%. OR Development proposed to be Erected on land with a maximum slope between 15% and 33% is accompanied by a Geotechnical Report prepared by a qualified engineer at development application stage.	Complies The site has a gradient of 1 in 4 approx. over the entire site, however the front 130m has a gradient of 1 in 10. The house pad has been established for approx.. 5 years and a geotechnical report is included as Appendix 4 .

Performance Criteria	Acceptable Solution	Comment
	<p>OR</p> <p>Development proposed to be Erected on land with a maximum slope above 33% is accompanied by a Specialist Geotechnical Report prepared by a qualified engineer at development application stage which includes signoff that the Site can be stabilised.</p> <p>AND</p> <p>Any Building/structures proposed to be Erected on land with a maximum slope above 15% are accompanied by an additional Geotechnical Report prepared by a qualified engineer at building application stage.</p> <p>(Information that the Council may request as part of the Geotechnical Report are outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development.)</p>	<p>Not applicable</p> <p>The house pad has been established for approx. 5 years and a geotechnical report is included as Appendix 4.</p>
The building style and construction methods used for development on sloping Sites are responsive to the Site constraints.	<p>A10.1 A split level building form is utilised.</p> <p>A10.2 A single plane concrete slab is not utilised.</p> <p>A10.3 Any voids between the floor of the Building and Ground Level, or between outdoor decks and Ground Level, are screened from view by using lattice/batten screening and / or Landscaping.</p>	<p>Complies with performance criteria.</p> <p>The house is a relocated cabin from Coconut Beach Rainforest Resort, which had a high environmental reputation and the building design was an important part of the rainforest and environment experience. The house is essentially a low key pole home raised slightly above the house pad. The house has been located to minimise earthworks. No slab on ground is proposed. Voids between floor and ground level will not be visible outside the site and are not proposed to be screened.</p>
Development on sloping land minimises any impact on the	A11.1 Buildings/structures are sited below any ridgelines	Complies

Performance Criteria	Acceptable Solution	Comment
landscape character of the surrounding area.	and are sited to avoid protruding above the surrounding tree level.	
Development on sloping land ensures that the quality and quantity of stormwater traversing the Site does not cause any detrimental impact to the natural environment or to any other Sites.	A12.1 All stormwater drainage discharges to a lawful point of discharge and does not adversely affect downstream, upstream, underground stream or adjacent properties.	Will be complied with
A House sited on hillside land is sited so that it is not clearly visible from any public Road.	<p>A13.1 A House is sited in an existing cleared area or in an area approved for Clearing under the Local Law – Vegetation Management but which is not cleared until development occurs. The Clearing is limited to a maximum area of 700m² and is sited clear of the High Bank of any Watercourse. (The 700m² area of Clearing does not include an access driveway.)</p> <p>A13.2 The approved area for the Clearing of the House is not cleared until a Building Permit is issued.</p>	Complies Refer Appendix 5 .
A House sited on hillside land is sited and designed so that it is subservient to the surrounding natural environment.	A14.1 A House is Setback a minimum of 25 metres from Cape Tribulation Road or 20 metres from any other Road Frontage.	Complies
The exterior finishes of a House complements the surrounding natural environment.	<p>A15.1 A House is effectively screened from view by existing native trees planted in designated Setback area/s, or by the planting of additional native trees endemic to the local area.</p> <p>A16.1 The exterior finishes and colours of Building/s are non reflective and complement the colours of the surrounding vegetation and viewshed.</p>	<p>Complies</p> <p>Complies The building colours are already established – a range of browns. The house is a relocated cabin from Coconut Beach Rainforest Resort, which had a high</p>

Performance Criteria	Acceptable Solution	Comment
		environmental reputation and the building design was an important part of the rainforest and environment experience.
A House is designed to be energy efficient and functional in a humid tropical rainforest environment.	A17.1 The development incorporates building design features and architectural elements detailed in Planning Scheme Policy No 2 – Building Design and Architectural Elements.	Complies The house is being relocated from Coconut Beach Rainforest Resort. The building has been architecturally designed as open plan with a high roof.

3 House Code

The purpose of this Code is to ensure that:

- Houses and ancillary facilities are compatible with and complementary to surrounding development;
- Houses do not adversely impact on the natural environment;
- the location of Houses is appropriate and separated from incompatible noise and hazards; and
- Houses contribute to the creation of a sense of place within residential areas or their local environment.

Comment

The proposed house complies with the purpose of the code in particular the house is:

- compatible with and complementary to surrounding environment
- low key and complimentary to the natural environment;
- appropriately located having regard to the existing house pad and access
- contributes to the creation of the sense of place within the locality.

Elements of the Code

General		
P1 Buildings on a lot have the appearance and bulk of a single House with ancillary Outbuildings.	A1.1 A lot contains no more than one House. A1.2 Ancillary Outbuildings have a maximum Site Coverage of 10% of the balance area of the Site not otherwise taken up by the House.	Complies
P2 The House is used for residential purposes.	A2.1 The House is used by one Household.	Will be complied with
P3 Resident's vehicles are accommodated on Site and are sited to minimise the dominance of car accommodation on the streetscape.	A3.1 A minimum of 2 vehicle spaces are provided on Site and may be provided in tandem. A3.2 At least one garage, carport or designated car space must be located at least 6 metres from the Main Street Frontage.	Complies Complies

4 Filling and Excavation Code

The purpose of this Code is to ensure that filling and excavation do not:

- affect visual/scenic amenity values of the Shire;
- cause flooding and drainage problems;
- impact upon the environment of an area;
- cause land instability; or
- adversely impact upon utility services

Comment

The proposal is to relocate a house to the existing house pad on the site. The only earthworks required are for footings. This code is not relevant to this scale of development – on a site that has already had the necessary earthworks established.

Elements of the Code

<i>Performance Criteria</i>	<i>Acceptable Measure</i>	<i>Comment</i>
<i>Filling and Excavation – General</i>		
All filling and excavation work does not create a detrimental impact on the slope stability, erosion potential or visual amenity of the Site or the surrounding area.	A1.1 The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height.	Complies A house pad is located on site, with a height of less than 2m. No further fill is proposed.
	AND Cuts in excess of those stated in A1.1 above are separated by benches/terraces with a minimum width of 1.2 metres that incorporate drainage provisions and screen planting.	Not applicable No cuts are required.
	A1.2 Cuts are supported by batters, retaining or rock walls and associated benches/terraces are capable of supporting mature vegetation.	Not applicable
	A1.3 Cuts are screened from view by the siting of the Building / structure, wherever possible.	Not applicable
	A1.4 Topsoil from the Site is retained from cuttings and	Not applicable

	<p>reused on benches / terraces.</p> <p>A1.5 No crest of any cut or toe of any fill, or any part of any retaining wall or structure, is located closer than 600 mm to any boundary of the property, unless the prior written approval of the adjoining landowner and the Council, has been obtained.</p> <p>A1.6 Non-retained cut and/or fill on slopes are stabilised and protected against scour and erosion by suitable measures, such as grassing, Landscaping or other protective/aesthetic measures.</p>	<p>Complies</p> <p>Complies</p>
Visual Impact and Site Stability		
Filling and excavation are carried out in such a manner that the visual/scenic amenity of the area and the privacy and stability of adjoining properties is not compromised.	<p>A2.1 The extent of filling or excavation does not exceed 40% of the Site area or 500m² whichever is the lesser.</p> <p>EXCEPT THAT</p> <p>A2.1 does not apply to reconfiguration of 5 lots or more.</p> <p>A2.2 Filling and excavation does not occur within 2 metres of the Site boundary.</p>	<p>Complies</p> <p>Not applicable</p> <p>Not applicable</p>
Flooding and Drainage		
Filling and excavation does not result in a change to the run off characteristics of a Site which then have a detrimental impact upon the Site or nearby land or adjacent Road reserves.	<p>A3.1 Filling and excavation does not result in the ponding of water on a Site or adjacent land or Road reserves.</p> <p>A3.2 Filling and excavation does not result in an increase in the flow of water across a Site or any other land or Road reserves.</p> <p>A3.3 Filling and excavation does not result in an increase in the volume of water or concentration of water in a Watercourse and overland flow paths.</p>	<p>Complies</p> <p>Complies</p> <p>Complies</p>

	A3.4 Filling and excavation complies with the specifications set out in the Planning Scheme Policy No 6 – FNQROC Development Manual.	Complies
Water Quality		
Filling and excavation does not result in a reduction of the water quality of receiving waters.	A4.1 Water quality is maintained to comply with the specifications set out in the Planning Scheme Policy No 6 – FNQROC Development Manual.	Complies

5 Landscaping Code

The purpose of this Code is to:

- ensure that new Landscaping incorporates plants which encourage Biodiversity;
- maintain and strengthen the tropical and native landscape character of the Shire through high quality landscape works;
- ensure that Landscaping enhances the visual quality and unique identity of different parts of the Shire by featuring endemics;
- create attractive streetscapes and public spaces through landscape design and the use of street trees and shade trees;
- ensure that native species are incorporated into Landscaping, as a means of providing continuity between developed and undeveloped areas;
- ensure that existing vegetation on Site is retained, protected during works and integrated with the built environment;
- ensure preferred plant species are selected in accordance with the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping; and
- ensure that Landscaping screens Buildings to reduce their bulk and to enhance the landscape character of the Shire.

Comment:

This code is not relevant to this scale of development. The site contains significant natural vegetation that has not been disturbed. No change will be made to the balance of the site. No further landscaping is required.

Council is requested not to include a condition requiring a landscape plan.

Elements of the Code

Performance Criteria	Acceptable Measure	Comment
Landscape Design		
Landscape design satisfies the purpose and the detailed requirements of this Code.	A1.1 Landscaping is undertaken in accordance with a Landscape Plan drawn to scale which complies with and illustrates all the	Not applicable The site contains significant natural vegetation that has not been disturbed. No change will be made to the balance of the site.

Performance Criteria	Acceptable Measure	Comment
	<p>relevant requirements of this Code and Planning Scheme Policy No 7 – Landscaping.</p> <p>AND</p> <p>Landscaping is maintained in accordance with the requirements specified in this Code and Planning Scheme Policy No 7 – Landscaping.</p>	<p>No further landscaping is required.</p> <p>Will be complied with</p>
Landscape Character and Planting		
Landscaping contributes to a sense of place, is functional to the surroundings and provides dominant visual interest and form.	<p>A2.1 A minimum of 80% of the proposed landscape area is open to the sky for sunlight and ventilation.</p> <p>A2.2 The percentage of native or endemic species utilised in the Landscaping is as specified in the Locality Code.</p> <p>OR</p> <p>Where not specified in the Locality Code, in accordance with Planning Scheme Policy No. 7 – Landscaping.</p> <p>A2.3 Landscaping includes planting layers comprised of canopy, middle storey, screening and groundcovers, with palm trees used as accent plants only.</p>	<p>Complies</p> <p>Complies</p> <p>Not applicable to this scale of development</p> <p>Complies</p>
Landscaping is consistent with the existing landscape character of the area and native vegetation existing on the Site is to be retained wherever possible and integrated with new Landscaping.	<p>A3.1 Existing native vegetation on Site is retained and incorporated into the Site design, wherever possible.</p> <p>A3.2 Any mature vegetation on the Site which is removed or damaged during development of the Site is replaced with advanced native species.</p> <p>A3.3 Where there is an existing landscape character in a street or locality which</p>	<p>Complies</p> <p>Complies Refer Appendix 5.</p> <p>Complies</p>

Performance Criteria	Acceptable Measure	Comment
	<p>results from existing vegetation, similar species are planted on Site or on the street.</p> <p>A3.4 Street trees are 100% native species which enhance the landscape character of the streetscape, with species chosen from the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping.</p>	Not applicable
Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the locality of the area.	A4.1 Species are selected in accordance with the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping.	Complies
Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal Roadways.	<p>A5.1 Where car parking areas are uncovered or open, shade trees are planted at regular intervals (a minimum of 1 shade tree is provided for every 5 car parks) throughout the car parking areas, and adjacent to driveways and internal Roadways.</p> <p>A5.2 A minimum of 1 shade tree is provided for every 10 metres along a driveway or internal Roadway.</p> <p>A5.3 Landscape beds and trees are protected by garden edging, bollards or wheel stops.</p> <p>A5.4 Trees within car parking areas have a minimum planting area the equivalent of 1 car parking bay, with a minimum topsoil depth of 0.8 metre.</p>	<p>Not applicable to this scale of development.</p> <p>Not applicable to this scale of development.</p> <p>Not applicable to this scale of development.</p> <p>Not applicable to this scale of development.</p>
Screening		
Fences along street frontages are articulated with appropriate Landscaping.	A6.1 Perimeter fencing to any street Frontage complies with the relevant Planning Area Code.	Not applicable No fence is proposed.

Performance Criteria	Acceptable Measure	Comment
	A6.2 Trees, shrubs and groundcovers are planted within any recessed areas along the fence line.	Not applicable
Landscaping within Recreation Areas of residential development are functional, well designed and enhance the residential amenity.	<p>A7.1 One shade tree is provided for each private open space or private Recreation Area.</p> <p>A7.2 Tree species provide 30% shade over the area within 5 years.</p> <p>A7.3 A minimum of 50% of the Landscaping and Recreational Area is landscaped, with trees, shrubs, groundcovers, minimising large expanses of hardstand areas and structures.</p> <p>A7.4 Plants are located to provide shelter and shade to Habitable Rooms and outdoor Recreation Areas from the hot summer sun.</p>	<p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p>
Undesirable features are screened with Landscaping.	A8.1 Landscaping of Dense Planting is planted along and near retaining walls, long blank walls of Buildings, mechanical and air-conditioning units, clothes drying areas, bin enclosures and other utility structures with appropriate trees, shrubs and groundcovers.	Not applicable
The environmental values of the Site and adjacent land are enhanced.	A9.1 Landscaping using similar endemic or native species, is planted on-Site on land adjoining an area of natural environmental value.	Will be complied with
Streetscape and Site Amenity		
Landscaping for residential development enhances the streetscape and the visual appearance of the development.	<p>A10.1 Dense Planting along the front of the Site incorporates:</p> <ul style="list-style-type: none"> • shade canopy trees to provide shade to the Frontage of the Site within 5 years of planting; 	Not applicable

Performance Criteria	Acceptable Measure	Comment
	<ul style="list-style-type: none"> landscape screening of blank walls; low shrubs, groundcovers and mulch to completely cover unsealed ground. <p>A10.2 Dense Planting to the rear of the Site incorporates:</p> <ul style="list-style-type: none"> 1 shade tree for an average of every 75m², growing to the Building eave Height within 5 years of planting; screening shrubs to grow to 3 metres in Height within 2 years of planting; low shrubs, groundcovers and mulch to completely cover unsealed ground. <p>A10.3 Dense Planting to the side boundaries incorporates:</p> <ul style="list-style-type: none"> trees planted for an average of every 10 metres where adjacent to a Building; low shrubs, groundcovers and mulch to completely cover unsealed ground 	<p>Not applicable</p> <p>Not applicable</p>
Landscaping for non-residential development enhances the streetscape and the visual appearance of the development.	<p>A11.1 Dense Planting along the front boundary of the Site where a Building is Setback from the front alignment, incorporates:</p> <ul style="list-style-type: none"> shade canopy trees to provide shade to the Frontage of the Site within 5 years of planting where appropriate; landscape screening of blank walls; low shrubs, groundcovers and mulch to completely cover unsealed ground. <p>A11.2 Dense Planting to the rear of the Site where a Building is Setback from the rear alignment, incorporates:</p> <ul style="list-style-type: none"> 1 shade tree for an average of every 75m² 	<p>Not applicable</p> <p>Not applicable</p>

Performance Criteria	Acceptable Measure	Comment
	<p>growing to the Building eave Height within 5 years of planting;</p> <ul style="list-style-type: none"> • screening shrubs to grow to 3 metres in Height within 2 years of planting; • low shrubs, groundcovers and mulch to completely cover unsealed ground. <p>A11.3 Dense Planting to the side boundaries where visible from the street or adjoining a boundary to a different Planning Area, and where a Building is Setback from the side boundary, incorporates:</p> <ul style="list-style-type: none"> • trees planted for an average of every 10 metres where adjacent to a Building; • screening shrubs, low shrubs and groundcover appropriate for the amount of space, light and ventilation of the area; • low shrubs, groundcovers and mulch to completely cover unsealed ground. <p>A11.4 A minimum of 20% of shade trees and shrubs is incorporated in all areas of Landscaping growing to the Building eave Height within 5 years.</p>	<p>Not applicable</p> <p>Not applicable</p>
Maintenance and Drainage		
Landscaped areas are designed in order to be maintained in an efficient manner.	<p>A12.1 A maintenance program is undertaken in accordance with the Maintenance Schedule in Planning Scheme Policy No 7 – Landscaping.</p> <p>A12.2 A reticulated irrigation system is provided to common Landscaping and Recreation Areas and planter boxes in accordance with Australian Standards, with 1 hose cock within each area.</p>	<p>Will be complied with</p> <p>Not applicable</p>

Performance Criteria	Acceptable Measure	Comment
	<p>A12.3 Turf areas are accessible by standard lawn maintenance equipment.</p> <p>A12.4 Plant species are selected with long life expectancy and minimal maintenance requirements where on-Site management will be limited.</p> <p>A12.5 Mulching is provided to all garden beds to reduce weed growth and to retain water, and is to be replenished every year in the ongoing maintenance program.</p>	<p>Not applicable</p> <p>Complies</p> <p>Not applicable</p>
Stormwater runoff is minimised and re-used in Landscaping through water infiltration, where appropriate.	<p>A13.1 Adequate drainage is provided to all paving, turf and garden beds, including the use of swales, spoon drains, subsurface drainage, field gullies, rock or pebble lined Watercourses and stormwater connections.</p> <p>A13.2 Overland flow paths are not to be restricted by Landscaping works.</p> <p>A13.3 Water runoff is re-used through draining of hard surface areas towards permeable surfaces, turf, garden beds and by minimising impervious surfaces on the Site.</p>	<p>Not applicable</p> <p>Will be complied with</p> <p>Will be complied with</p>
Safety		
Tree species and their location accommodate vehicle and pedestrian sight lines.	A14.1 Trees located near pathways, driveways, Access points, parking areas and street corners have a minimum 3.0 metres of clear trunk.	Will be complied with
The landscape design enhances personal safety and reduces the potential for crime and vandalism.	A15.1 Security and foot lighting is provided to all common areas, including car parks, entries, driveways and pathways.	<p>Not applicable</p> <p>A13.2 of the Locality Code overrides this requirement. A13.2 requires that external lighting is to be kept to the minimum necessary</p>

Performance Criteria	Acceptable Measure	Comment
	<p>A15.2 Hard surfaces are stable, non-slippery and useable in all weathers.</p> <p>A15.3 Bushfire hazard is minimised with planting of bushfire resistant species near bushfire prone areas, (refer to the Bushfire Risk Overlay on the relevant Locality Map).</p> <p>A15.4 Lighting for bicycle paths is provided in accordance with the relevant Australian Standards</p>	<p>for orientation, safety and security.</p> <p>Will be complied with</p> <p>Not applicable</p> <p>Not applicable to this scale of development</p>
Utilities and Services		
The location and type of plant species does not adversely affect the function and accessibility of services and facilities and service areas.	<p>A16.1 Plant species are selected and sited with consideration to the location of overhead and underground services.</p> <p>A16.2 All underground services are to be located under pathways and below the eaves of the Building.</p> <p>A16.3 Irrigation control devices are located in the common Landscaping and Recreation Area.</p> <p>A16.4 Landscaping is located to enable trade persons to Access and view meters and other mechanical equipment within the Site.</p> <p>A16.5 Landscaping does not limit Access for service vehicles or rubbish trucks to utility areas, bin enclosures or docking areas.</p> <p>A16.6 Landscaping near electric lines or substations is designed and developed so that any vegetation at maturity or Landscaping structures or works do not exceed 40 metres in Height on land:</p>	<p>Complies</p> <p>Will be complied with</p> <p>Not applicable to this area</p> <p>Not applicable to this scale of development</p> <p>Not applicable to this scale of development</p> <p>Not applicable</p>

Performance Criteria	Acceptable Measure	Comment
	<ul style="list-style-type: none"> - in an electric line shadow; or - within 5.0 metres of an electric line shadow; or - within 5.0 metres of a substation boundary. <p>A16.7 Elsewhere, vegetation is planted at a distance that is further from the nearest edge of an electric line shadow or substation boundary than the expected maximum Height at maturity of the vegetation.</p> <p>A16.8 On a Site adjoining an electricity substation boundary, the vegetation foliage at maturity is not within 3.0 metres of the substation boundary. However, where a substation has a solid wall along any part of its boundary, foliage may extend to, but not above or beyond, that solid wall.</p>	<p>Not applicable</p> <p>Not applicable</p>

6 Vehicle Parking and Access Code

The purpose of this Code is to ensure that:

- sufficient vehicle parking is provided on-Site to cater for all types of vehicular traffic accessing and parking on the Site, including staff, guests, patrons, residents and short term delivery vehicles;
- sufficient bicycle parking and end of trip facilities are provided on-Site to cater for customer and staff.
- on-Site parking is provided so as to be accessible and convenient, particularly for any short term use;
- the provision of on-Site parking, loading/unloading facilities and the provision of Access to the Site, do not impact on the efficient function of the street network or on the area in which the development is located; and
- new vehicle Access points are safely located and are not in conflict with the preferred ultimate streetscape character and local character and do not unduly disrupt any current or future on-street parking arrangements

Comment

The proposal includes a double carport.

Elements of the Code

Performance Criteria	Acceptable Measure	Comment
Vehicle Parking Numbers		
Sufficient parking spaces are provided on the Site to accommodate the amount and type of vehicle traffic expected to be generated by the use or uses of the Site, having particular regard to: <ul style="list-style-type: none"> • the desired character of the area in which the Site is located; • the nature of the particular use and its specific characteristics and scale; • the number of employees and 	A1.1 The minimum number of vehicle parking spaces provided on the Site is not less than the number prescribed in Schedule 1* of this Code for the particular use or uses. Where the number of spaces calculated from the Schedule is not a whole number, the number of spaces provided is the next highest whole number.	Complies

Performance Criteria	Acceptable Measure	Comment
<p>the likely number of visitors to the Site;</p> <ul style="list-style-type: none"> the level of local accessibility; the nature and frequency of any public transport serving the area; whether or not the use involves the retention of an existing Building and the previous requirements for car parking for the Building; whether or not the use involves an identified Valuable Conservation Feature and Valuable Site; and whether or not the use involves the retention of significant vegetation. 		
Parking for People with Disabilities		
Parking spaces are provided to meet the needs of vehicle occupants with disabilities	<p>A2.1 For parking areas with a total number of ordinary vehicle spaces less than 50, wheelchair accessible spaces are provided as follows:</p> <ul style="list-style-type: none"> Medical, higher education, entertainment facilities and shopping centres – 2 spaces; All other uses – 1 space. <p>A2.2 For parking areas with 50 or more ordinary vehicle spaces, wheelchair accessible spaces are provided as follows:</p> <ul style="list-style-type: none"> Medical, higher education, entertainment facilities and shopping centres – 3% (to the closest whole number) of the total number of spaces required; All other uses – 2% (to the closest whole number) of the total number of spaces required. 	<p>Not applicable</p> <p>Not applicable</p>
Motor Cycles		
In recognition that motorcycles are	A3.1 Parking for motorcycles is	Not applicable

Performance Criteria	Acceptable Measure	Comment
low Road-space transport, a proportion of the parking spaces provided may be for motorcycles. The proportion provided for motor cycles is selected so that: <ul style="list-style-type: none"> • ordinary vehicles do not demand parking in the spaces reserved for motor cycles due to capacity constraints; and, • it is a reflection of the make-up of the likely vehicle fleet that uses the parking; and, • it is not a reflection of the lower cost of providing motorcycle parking. 	substituted for ordinary vehicle parking to a maximum level of 2% per cent of total ordinary parking. AND The motorcycle parking complies with other elements of this Code.	
Compact Vehicles		
A proportion of the parking spaces provided may be for compact vehicles. The proportion of total parking provided for compact vehicles is selected considering: <ul style="list-style-type: none"> • compact vehicles spaces are not available to non-compact vehicles; and, • it is a reflection of the proportion of the likely vehicle fleet that uses the parking; and, • compact vehicle spaces are located so as to be proximate to pedestrian destinations such that they present significant inclination for use by users of compact vehicles; and, • the scale of parking spaces, likely users and the likely degree of familiarity with the availability of such spaces. 	A4.1 For parking areas exceeding 100 spaces for short term users or 50 spaces for long-term users, parking is provided for compact vehicles as a substitute for ordinary vehicle parking so that: <ul style="list-style-type: none"> • compact vehicle parking does not exceed 10% of total vehicle parking required; and, • the parking location is proximate to the entry locations for parking users; and, • the parking provided complies with other elements of this Code. 	Not applicable
Bicycles Parking		
Sufficient bicycle parking spaces with appropriate security and end of trip facilities are provided on-Site to accommodate the amount of bicycles expected to be generated by the use or uses.	A5.1 The minimum number of bicycle parking spaces provided on Site is not less than the number prescribed in Schedule 1 of this Code, for the particular use or uses.	Not applicable

Performance Criteria	Acceptable Measure	Comment
<i>Vehicular Access to the Site</i>		
<p>The location of Access points minimises conflicts and is designed to operate efficiently and safely taking into account:</p> <ul style="list-style-type: none"> the amount and type of vehicular traffic; the type of use (eg long-stay, short-stay, regular, casual); Frontage Road traffic conditions; the nature and extent of future street or intersection improvements; current and future on-street parking arrangements; the capacity of the adjacent street system; and the available sight distance. 	A6.1 The location of the Access points is in accordance with the provisions of the relevant Australian Standards.	Complies
	AND	Not applicable
	A6.2 All redundant Accesses must be removed and a suitable barrier Erected to prevent further use of the Access.	Not applicable
	A6.3 Only one Access point is to be provided to each Site unless stated otherwise in another Code.	Complies
<i>Accessibility and Amenity for Users</i>		
<p>On-Site vehicle parking is provided where it is convenient, attractive and safe to use, and does not detract from an attractive or existing streetscape character.</p>	A7.1 Short term visitor parking is provided at the front or on the main approach side of the Site, with easy Access to the Building entry, where such provision is in keeping with the desired character of the area in which the Site is located.	Not applicable
	AND In mixed use premises that include residential or accommodation uses (excluding, Port Douglas – Tourist Centre), at least 50% of the required number of parking spaces for the non-residential use/s on the Site is provided in an easily accessible location on the premises, so as to be convenient to use for customers and other visitors.	
The layout of parking areas	A8.1 The layout of the parking area	Complies

Performance Criteria	Acceptable Measure	Comment
provides a high degree of amenity and accessibility for different users.	<p>provides for the accessibility and amenity of the following:</p> <ul style="list-style-type: none"> • People with Disabilities • Cyclists • Motorcyclists • Compact Vehicles • Ordinary Vehicles • Service Delivery Vehicles. <p>A8.2 Where covered parking areas are required in accordance with Schedule 1 of this Code, sails or other secure structural forms of covering provide shade and weather protection for vehicles and passengers.</p>	Complies
Access Driveways		
The dimensions of Access driveways cater for all vehicles likely to enter the Site and minimises the disruption of vehicular, cyclist and pedestrian traffic.	A9.1 Access driveways are designed in accordance with the provisions of the relevant Australian Standards.	Complies
The surface construction materials of Access driveways within the Road reserve contribute to the streetscape and alerts pedestrians to the location of the driveway.	A10.1 Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.	Complies
Access for People with Disabilities		
Access for people with disabilities is provided to the Building from the parking area and from the street.	A11.1 Access for people with disabilities is provided in accordance with the relevant provisions of the Australian Standards.	Not applicable to this scale of development
Access for Pedestrians		
Access for pedestrians is provided to the Building from the parking area and from the street.	A12.1 Defined, safe pedestrian pathways are provided to the Building entry from the parking area and from the street.	Not applicable to this scale of development
Access for Cyclists		
Access for cyclists is provided to	A13.1 Access pathways for cyclists	Not applicable to this scale of

Performance Criteria	Acceptable Measure	Comment
the Building or to bicycle parking area from the street.	are provided in accordance with the relevant provisions of the Australian Standards. AND Where Access for cyclists is shared with Access for pedestrians and vehicles, the shared use is identified by signage and linemarking.	development
Dimensions of Parking Spaces		
Parking spaces must have adequate areas and dimensions to meet user requirements.	<p>A14.1 Car parking for the disabled, ordinary car parking spaces and motorcycle parking spaces meet the requirements of the relevant Australian Standards.</p> <p>AND</p> <p>Parking spaces for special vehicles that are classified in accordance with the relevant Australian Standards meet the requirements of that Standard.</p> <p>AND</p> <p>Parking spaces for standard sized buses have the following minimum dimensions:</p> <ul style="list-style-type: none"> • width: 4 metres • length: 20 metres • clear Height: 4 metres. <p>AND</p> <p>Parking spaces for compact vehicles have the following minimum dimensions:</p> <ul style="list-style-type: none"> • 15 per cent less in width measurements than required by Australian Standards for any ordinary vehicle; and, • 20 per cent less in length measurements than required by Australian Standards for any ordinary vehicle. <p>AND</p> <p>Parking spaces for special</p>	Not applicable to this scale of development

Performance Criteria	Acceptable Measure	Comment
	<p>vehicles meet the requirements dictated by the vehicle dimensions and manoeuvring characteristics and provide sufficient clearance to obstructions and adjacent vehicles to achieve a level of service to users equivalent to that specified by the relevant Australian Standards.</p> <p>A14.2 Parking spaces for bicycles meet the requirement of the relevant Australian Standard.</p>	Not applicable to this scale of development
On-Site Driveways, Manoeuvring Areas and Parking/Standing Areas		
<p>On-Site driveways, manoeuvring areas and vehicle parking / standing areas are designed, constructed and maintained such that they:</p> <ul style="list-style-type: none"> are at gradients suitable for intended vehicle use; consider the shared movements of pedestrians and cyclists; are effectively drained and surfaced; and are available at all times they are required. 	<p>A15.1 On-Site driveways, vehicle manoeuvring and loading / unloading areas:</p> <ul style="list-style-type: none"> are sealed in urban areas: <p>AND</p> <ul style="list-style-type: none"> upgraded to minimise noise, dust and runoff in other areas of the Shire in accordance with the relevant Locality Code; have gradients and other design features in accordance with the provisions of the relevant Australian Standards; and drain adequately and in such a way that adjoining and downstream land is not adversely affected. <p>A15.2 Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking.</p>	<p>Complies</p> <p>Will be complied with</p>
Vehicle Circulation, Queuing and Set Down Areas		
Sufficient area or appropriate circulation arrangements are provided to enable all vehicles	A16.1 Circulation and turning areas comply with the provisions of the relevant	Complies

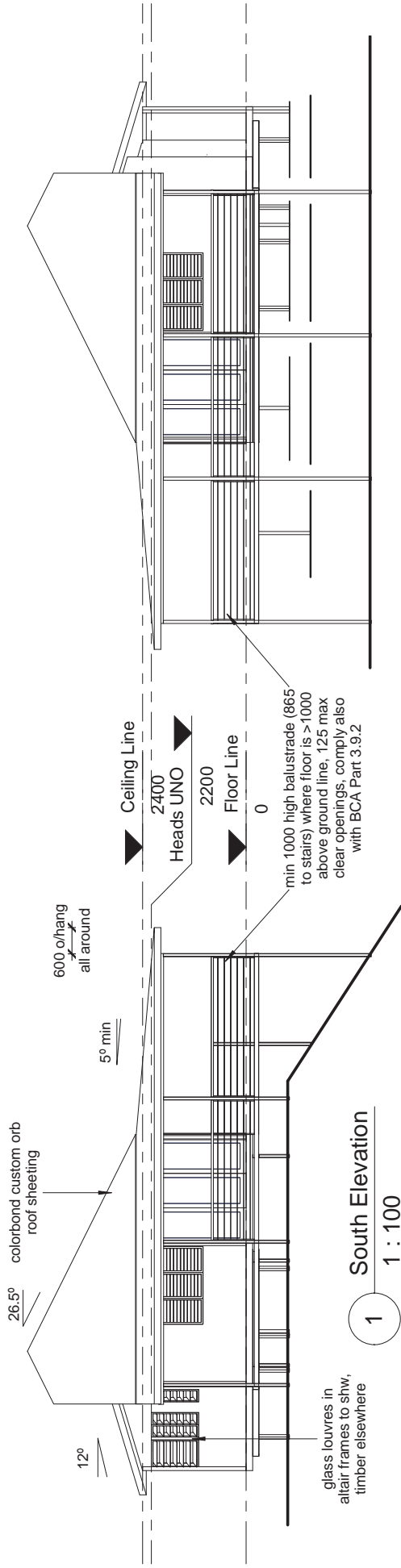
Performance Criteria	Acceptable Measure	Comment
expected to use the Site to drive on and off the Site in forward gear.	Australian Standards.	
An on-Site circulation system provides safe and practical Access to all parking, loading/unloading and manoeuvring areas.	A17.1 Circulation driveways comply with the provisions of the relevant Australian Standards.	Not applicable to this scale of development
Where vehicle queuing, set down or special vehicle parking is expected, sufficient queuing or parking area is provided to enable vehicles to stand without obstructing the free flow of moving traffic or pedestrian movement.	A18.1 Queuing and set down areas comply with the relevant Australian Standard and any relevant AUSTROAD Guidelines.	Not applicable to this scale of development

APPENDIX 2: PROPOSAL PLANS

APPENDIX 3: ONSITE SEWERAGE ASSESSMENT

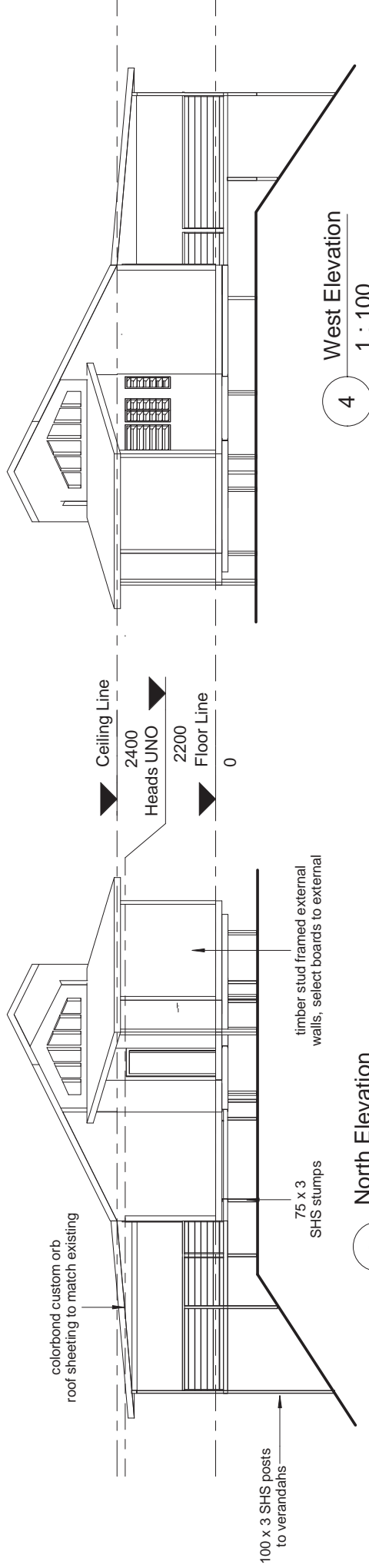
APPENDIX 4: GEOTECHNICAL REPORT

APPENDIX 5: ONSITE VEGETATION ASSESSMENT



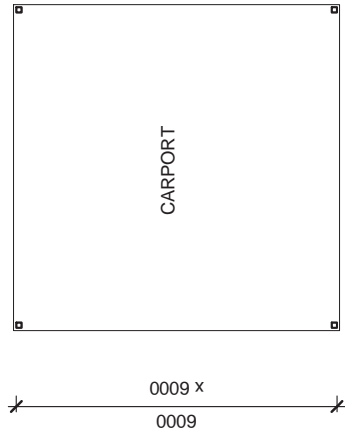
1 South Elevation
1 : 100

2 East Elevation
1 : 100

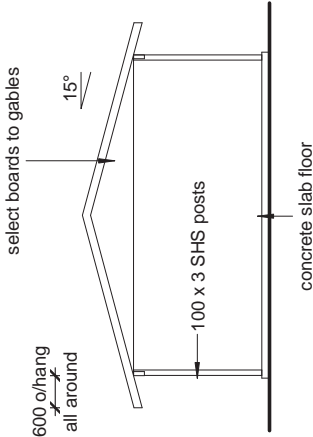


3 North Elevation
1 : 100

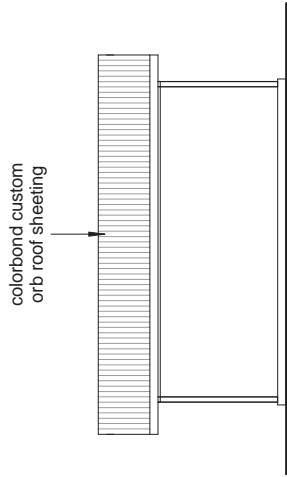
4 West Elevation
1 : 100



1 Carport Floor Plan
1 : 100



2 East Elevation - Carport
1 : 100



3 South Elevation - Carport
1 : 100

PROJECT

Proposed Residence,
L12 RP738897,
Zena Close,
CAPE TRIBULATION

CLIENT

B Fisher and C Pelham

SCALES

1 : 100

PLAN TITLE

Carport Floor Plan and
Elevations

WIND CLASS

C2

PLAN NUMBER

212-13

SHEET

3 of 3

DATE OF ISSUE

prelim

REV

FILE NOTE

TYPE OF FILE NOTE: ON SITE INSPECTION OF VEGETATION

DATE: 18TH APRIL 2013

TIME:

SUBJECT: INSPECTION OF VEGETATION AT LOT 12 ZENA
CLOSE CAPE TRIBULATION RP738897

FILE NUMBER: 8/20/18

NOTES:

Trees proposed for removal adjacent to the edge of the cut face above the proposed house site were inspected Thursday 18th April 2013. These trees are very close to the access driveway into Lot 13 Zena Close and the position of the boundary between these two lots needs to be accurately determined. See attached plan of access driveway to Lot 13. The structural root zone of these trees has probably been adversely impacted by the construction of the house pad many years ago. (See Photo at Fig. 1).

Trees are numbered from left to right that is south to north.

Tree 1 A large specimen of "Scrub Turpentine" *Canarium muelleri* approximately 20 metres tall with a diameter of 60 cm above the buttress roots. This tree is close to the edge of the existing cut face above the proposed house site.

Tree 2 A large specimen of *Beilschmiedia castrisinensis* approximately 20 metres tall with a stem of 40 cm dbh. This species is listed as Near Threatened under the *Nature Conservation Act 1992*.

Tree 3 A large specimen of "Northern Silky Oak" *Cardwellia sublimis* approximately 25 metres tall with a stem of 40 cm dbh.

Tree 4 A large specimen of "Gray's Walnut" *Endiandra grayi* approximately 25 metres tall with a stem of 50 cm dbh. This species is listed as Vulnerable under the *Nature Conservation Act 1992*.

Tree 5 A small specimen of "Caledonian Oak" *Carnavonia araliifolia* var. *araliifolia* approximately 15 metres tall with a stem of 25 cm dbh.

Tree 6 A specimen of "Northern Silky Oak" *Cardwellia sublimis* approximately 25 metres tall with a stem of 100 cm dbh. This tree is near dead.

Tree 7 A specimen of “Noah’s Walnut: *Endiandra microneura* approximately 25 metres tall with a stem of 60 cm dbh. This species is listed as Near Threatened under the *Nature Conservation Act 1992*.

Tree 8 A specimen of “Candlenut” *Aleurites rockinghamensis* approximately 25 metres tall with a stem of 35 cm dbh.

Nature Conservation Act 1992

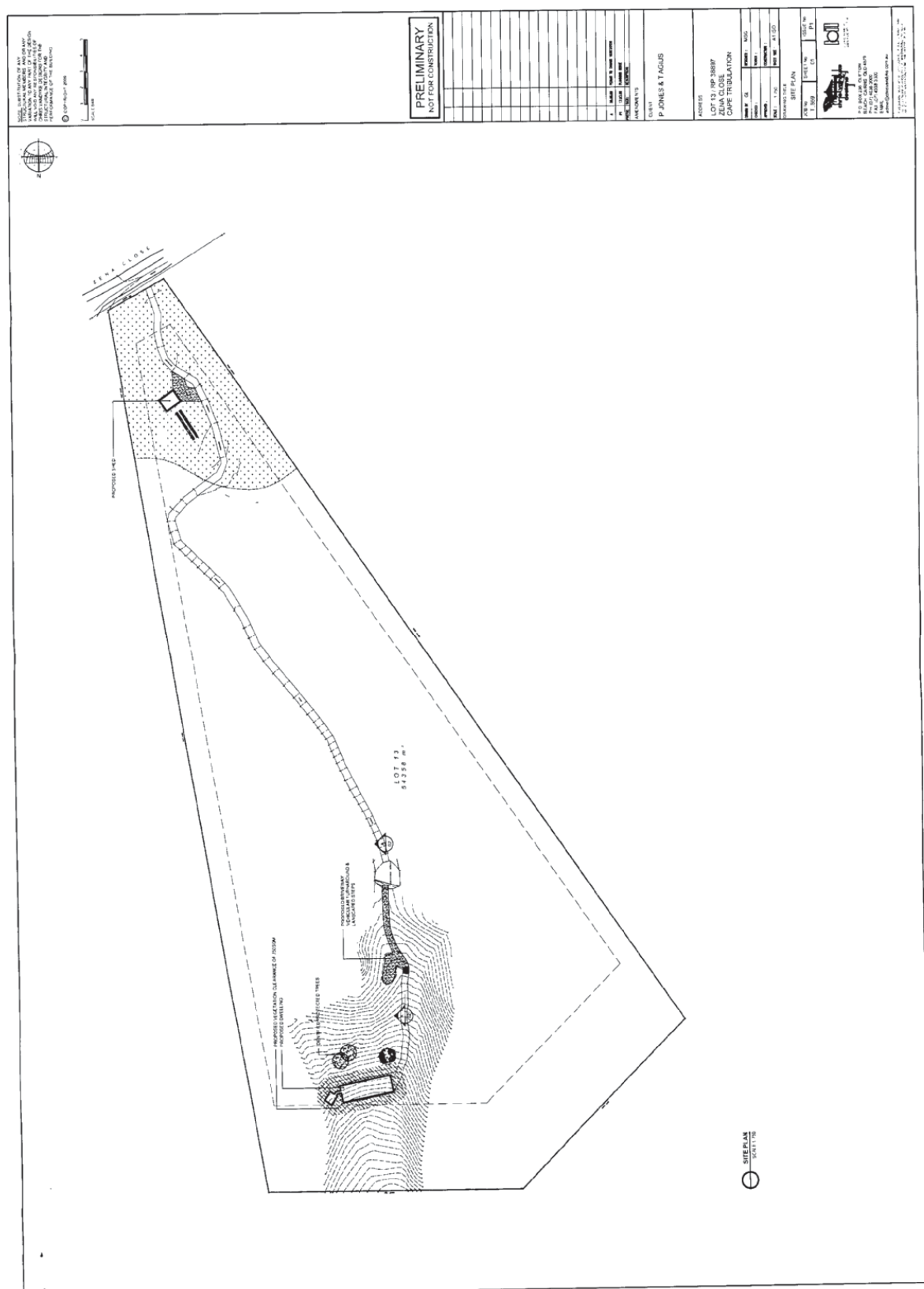
An approval under the NCA will be required from Department of Environment & Heritage Protection for the removal of trees numbered 2, 4 & 7. Numerous small specimens of the following are also present in this area. It is not proposed however to clear this area and the following small specimens of species listed under the NCA should not be adversely impacted provided care is taken in the removal of the larger trees that will potentially pose a risk to the proposed house.

Near Threatened

<i>Austromuelleria trinervia</i>	Mueller’s Silky Oak
<i>Beilschmiedia castrisinensis</i>	
<i>Endiandra microneura</i>	Noah’s Walnut
<i>Haplostichanthus ramiflorus</i>	
<i>Rourea brachyandra</i>	Water Vine

Vulnerable

<i>Endiandra grayi</i>	Gray’s Walnut
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Site Plan of Access Driveway into neighbouring Lot 13 Zena Close.

Other trees proposed for Removal

Three small specimens of “Pink Ash” *Alphitonia petriei* adjacent to the proposed shed site are proposed for removal. These trees are approximately 18 metres tall with stems of 8-10 cm dbh. (See photo at Fig. 3).

A specimen of “Northern Silky Oak” *Cardwellia sublimis* on the edge of the access track from the shed site to the proposed house site. This tree is approximately 20 metres tall with a stem of 50 cm dbh. The stem of this tree has been damaged and it shows signs of decay. (See photo at Fig. 2).

Several small specimens of “Pink Ash” *Alphitonia petriei* and “Kuranda Kurrajong” *Commersonia macrostipulata* that have grown on the face between the proposed shed site and the house site. These small trees are 6-10 metres tall with stems of 10-18 cm dbh. (See photo at Fig. 3).



Figure 1 Trees above the proposed house site



Figure 2 Specimen of Northern Silky Oak in centre of photograph is proposed for removal.



Figure 3 Small trees proposed for removal adjacent to shed and batter between proposed house site and shed.

Recommendations

Owner should be requested to supply an accurate plan that indicates position of boundary, existing access driveway, clearing and proposed house site. The position of any trees proposed for removal as well as any areas of vegetation to be cleared should also be indicated.

Owner should be advised that an approval under the *Nature Conservation Act 1992* will also be required if any plant species listed as Endangered, Vulnerable and/or Near Threatened in the Schedules of the *Nature Conservation (Wildlife) Regulation 2006* are to be impacted by the proposed development.

Bob Jago

Environmental Officer, Development Assessment